

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
(Testate)

Maine Statutory Short Form

54-1-14 J

Know all Men by these Presents, 47-191

023779

That WE, TANYA ANNE ATHANUS and BRENDA ANNE ATHANUS
of Waterville, County of Kennebec, State of Maine
duly appointed and acting personal representative^S of the estate of JULIETTE D. ATHANUS
deceased, whose will was duly admitted to probate in the Probate Court for the County of Kennebec

NO TRANSFER
TAX PAID

Maine, by the power conferred by law, and every other power, (in distribution of the estate) grants to
TANYA ANNE ATHANUS and BRENDA ANNE ATHANUS, as tenants in common
and not as joint tenants,
of Waterville, County of Kennebec

State of Maine, whose mailing address is 53 Mayflower Hill Dr.,
Waterville, ME 04901

being the person(s) entitled to distribution, the real property in Waterville

County of Kennebec

, State of Maine, described as follows:

A certain lot or parcel of land situated in said Waterville, Maine,
and bounded and described as follows:

Beginning at a point in the Mayflower Hill Drive, in Waterville, Maine, in the northerly line of said Drive, which point is located two hundred and eighty (280) feet westerly of the intersection of North Riverside Avenue and Mayflower Hill Drive; thence westerly along said Mayflower Hill Drive one hundred (100) feet; thence northerly at right angles to said Mayflower Hill Drive one hundred and fifty (150) feet; thence easterly parallel to Mayflower Hill Drive one hundred (100) feet; thence southerly along the westerly line of Lot #14, one hundred and fifty (150) feet to point of beginning; meaning and intending to describe and bound Lot #13 as shown on the revised plan of Mayflower Realty Co., said plan being dated January 17, 1959, and recorded at the Kennebec County Registry of Deeds, in Augusta, Maine.

Conveyance of the above lot or parcel of land is made and taken by the grantee with the restrictions and limitations herein enumerated, for itself and its heirs and assigns forever for the benefit of the grantor, its successor or assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so called, with the express understanding and agreement that any dwelling, including a home garage, erected on this land, except for steps approaching thereto, shall be located at least seventy (70) feet from the lot boundary on Mayflower Hill Drive, and fifteen (15) feet from any of the other boundary lines of the above land herein conveyed; and any dwelling house erected thereon shall not have space or tenancies or apartments for more than one family, and shall not cost less than twelve thousand (\$12,000) dollars as of this day's value; and that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

Meaning and intending to convey the same premises acquired by James Athanus and Juliette D. Athanus by warranty deed from Mayflower Realty Co. dated March 17, 1969, recorded in Kennebec County Registry of Deeds Book 1539, Page 6. The said James Athanus predeceased Juliette D. Athanus on November 21, 1977.

Witness our hands and seal this 15th day of
September, 19 87.

Signed, Sealed and Delivered
 in presence of

Michelle Guenette

Tanya Anne Athanus

Tanya Anne Athanus

Brenda A. Athanus

Brenda Anne Athanus



State of Maine, County of Kennebec ss. September 15, 19 87

Then personally appeared the above named Tanya Anne Athanus and Brenda Anne Athanus
 in their said capacity and acknowledged the foregoing instrument to be their free act and
 deed.

Before me,



Michelle Guenette
 Justice of the Peace
 Notary Public
 Attorney at Law

RECEIVED KENNEBEC SS.

1987 SEP 15 PM 3:33

RECORDED FROM ORIGINAL